

023.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

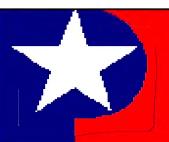
717,700 / 717,700

USE VALUE:

717,700 / 717,700

ASSESSED:

717,700 / 717,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		COTTAGE AVE, ARLINGTON

OWNERSHIP

Owner 1:	AUSTER ADAM/METAL	Unit #:	
Owner 2:	PANETH THEA		
Owner 3:			

Street 1: 10 COTTAGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	Y
Postal:	02474		Type:		

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1880, having primarily Wood Shingle Exterior and 1437 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							15281
							GIS Ref
							GIS Ref
							Insp Date
							07/21/17

PREVIOUS ASSESSMENT

Parcel ID										
023.0-0004-0004.0										
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date										
2020	101	FV	259,100	2500	5,000.	456,000	717,600	717,600	Year End Roll	12/18/2019
2019	101	FV	208,400	2500	5,000.	484,500	695,400	695,400	Year End Roll	1/3/2019
2018	101	FV	208,400	2500	5,000.	353,400	564,300	564,300	Year End Roll	12/20/2017
2017	101	FV	208,800	2800	5,000.	307,800	519,400	519,400	Year End Roll	1/3/2017
2016	101	FV	208,800	2800	5,000.	262,200	473,800	473,800	Year End	1/4/2016
2015	101	FV	197,200	2800	5,000.	256,500	456,500	456,500	Year End Roll	12/11/2014
2014	101	FV	197,200	2800	5,000.	210,900	410,900	410,900	Year End Roll	12/16/2013
2013	101	FV	197,200	2800	5,000.	200,600	400,600	400,600		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AHERN PHILIP/ET	1142-156		6/29/1995		185,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2017	729	Re-Roof	15,640	C				
5/6/1996	161		10,000				REMODEL KITCHEN	

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
11/10/2000	Hearing Chag	201	PATRIOT
9/30/1999	Meas/Inspect	264	PATRIOT
8/14/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION

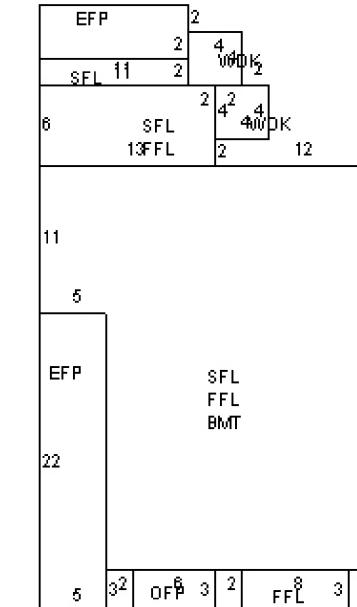
Type:	15 - Old Style	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	3 - Brick or Stone	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:		%
Roof Struct:	5 - Mansard	
Roof Cover:	1 - Asphalt Shgl	
Color:	BLUE	
View / Desir:		

BATH FEATURES

Full Bath:	2	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

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SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 7	BRs: 2
	Baths: 2	HB

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	No Unit	RMS	BRs	FL
Interior:	1	7	2	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals				
	1	7	2	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1880
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	% Sprinkled:

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	8X18	F	AV	1930	29.13	T	40	101			2,500		2,500

PARCEL ID

023.0-0004-0004.0

SKETCH

More: N	Total Yard Items:	2,500	Total Special Features:		Total:	2,500
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SUB AREA				SUB AREA DETAIL						
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	757	178.990	135,497	SFL	90				
SFL	Second Floor	680	178.990	121,625						
BMT	Basement	655	53.700	35,172						
EFP	Enclos Porch	154	45.800	7,053						
WDK	Deck	32	16.320	522						
OFP	Open Porch	18	44.880	808						
Net Sketched Area:				2,296	Total:	300,677				
Size Ad	1436.5	Gross Are	2371	FinArea	1437					

IMAGE

AssessPro Patriot Properties, Inc